

CAPITAL IMPROVEMENT PLAN COMMITTEE (CIPC)

Minutes for February 27, 2008

Present: CIP Members: Chairman David Smith, David Weaver, Conrad Anker, Todd Mitchell, Cynde Hertzog, Mary Ellen Fitzgerald, Dale Beland, and Commission Liaison Joe Skinner. Staff: Grants and Projects Administrator Larry Watson, County Administrator Earl Mathers and Finance Director Ed Blackman and Glenda Howze. Guests: Planning Director Greg Sullivan and Commissioner Steve White (portion).

The meeting was called to order at 7:05 AM in the Courthouse Community Room.

Public Comment: There was no public comment on matters not on the agenda.

Approval of Minutes (February 13, 2008): Mr. Beland made a motion to approve the minutes as written. Ms. Fitzgerald seconded the motion. All voted aye. Motion carried unanimously.

Program Document Review: Ms. Fitzgerald presented the revised program document as modified by the County Commission at the public meeting on February 6th. The first sentence of the second paragraph was modified to say “The County’s capacity to provide needed public facilities and related services is directly *dependent on the leadership and decisions made by the County Commission, subject to public approval*, to fund, build...” These changes were accepted by the committee.

Mr. Beland discussed the revisions to the program document regarding the 5-year plan format. He suggested that he felt that the operating budget items should be eliminated from the spreadsheet. Mr. Watson noted that the numbers were preliminary and had not been verified with Mr. Blackman. Discussion took place regarding categorization and/or elimination of projects that don’t fully meet the CIP criteria for review and prioritization. The goal is to be consistent. Commissioner Skinner noted that the County’s capital budget is based on new construction monies and the committee may not want to prioritize projects under \$50,000; however, those projects may be paid for from the capital funds. Chairman Smith stated that he is more inclined to want to have every project on the same sheet regardless of whether we approve or prioritize them; all of the expenses add up. It was determined that staff should work on revising the form to address the issues discussed today and have projects categorized accordingly.

Chairman Smith asked Mr. Blackman for some clarification on the Detention Center reserves. Mr. Blackman explained that the County is showing 1.5 million of reserves as of June 30, 2008 – accumulated from the reserving of \$300,000 per year for the past 3 years. *[Clarification (based on conversation with Ed Blackman about this statement): The \$300,000 is compounded - \$300,000 the first year, that same \$300,000 plus an additional \$300,000 the second year, that same \$600,000 plus an additional \$300,000 the third year – for a total of 1.8 million, minus \$300,000 expended prior to this statement being made = \$1.5 million. NOTE: As of 4/9/08 the remaining 1.5 million has been obligated through the contracts with The Durrant Group and Dennis Liebert for Detention Center*

planning.] Some of these funds are currently being expended on the contractual obligations with Durrant and others in preparation for a ballot measure. Mr. Blackman explained that he is waiting for new numbers from Durrant on March 30th and will then update these figures.

Discussion with Planning Director and Commission RE: Growth Policy Implementation and Coordination with CIPC: Chairman Smith opened this discussion and explained that the CIPC would like to know what is going on with the Growth Policy work. Mr. Sullivan explained that in the big picture, the Commission decided last fall to further work on the Growth Policy Implementation Program (GPIP), including infrastructure planning in line with the implementation work. GPIP has two phases: Phase I – County-Wide Zoning; Phase II – Infrastructure Planning and Financing. Phase I – Working with the County Commission on policy decisions for zoning regulations on un-zoned portions of the County. Currently the Planning Department is also working with three neighborhoods on refining the Growth Policy for these areas. The Four-Corners committee plans to have a draft document ready to forward to the County Commission this summer. The entitlements for this area are significant. Phase I is determining where growth should go. Phase II will be determining what infrastructure needs to be in what area and how this should take place and be funded. The Gallatin Gateway planning effort is on a similar path with their draft expected in late fall or early winter. Gallatin Gateway and Churchill are focusing on prescriptive zoning and rural zoning. They are also interested in doing some infrastructure planning at the same time as their Phase I work.

Mr. Beland stated that a discussion regarding the definition of planning and construction of infrastructure projects needs to come to this table sooner rather than later. The implementation of the Growth Policy could lead to road, fire, water and sewer, and other projects that need to be part of the 5-year plan. Mr. Mathers stated that a lot of folks recognize that we haven't made progress along these lines. The Planning Board and the Board of Health both are interested in the same type of discussion as well. A meeting of representatives from these two boards and other key people regarding the initial foray into waste water planning is taking place soon. At the staff level, we are concerned about a coordinated effort that does not result in duplication of efforts and involves representatives from all groups that need to work on these issues and identify resources.

Mr. Sullivan explained that the second phase will involve with the Planning Department has traditionally done, which has been a reactive, narrow perspective, into a now broader perspective involving addressing infrastructure issues up front regarding growth and development. Mr. Watson noted that it is also about timing. In the grants world, a "small" 10 million dollar project for water and sewer could take years to complete. Mr. Mathers stated that another issue is keeping the expectations of the County realistic. Mr. Beland stated that we should look at the current slowdown of development as an opportunity to be proactive rather than reactive by bringing the players to the table to work together on planning for the future. Mr. Weaver noted that we also need to have the process in place for involvement of the CIPC in this process. How will these projects come to the CIPC in 2-5 years? Do the people that will need to be responsible for doing so have the education on our process and complying with it? Mr. Beland noted that the Commission has asked Mr. Mathers to work on this aspect. Mr. Watson reminded the committee that in the past he has also questioned whether the CIPC should be involved in his grant application process as well for things such as Senior Center expansion and Water/Sewer District projects.

Commissioner Skinner stated that this discussion is good and the integration does need to go forward, but it is in the big picture and will take several years to do. The integration could take several years to accomplish and the Commission does not want to hold off on the Growth Policy until the

integration plan is in place. The CIPC needs to work toward the integration but not put off any of your current work load. Mr. Beland stated that it is not his intention to put anything off but as regulations are put in place the development community needs to define capital projects as they are related to infrastructure and do so at the same time. He also stated that the goal of the CIPC is not to be obstructive but to be additive and constructive in this process. The development community expects the county to step forward and define ways to get things done – what we can do and how we can do it. Chairman Smith asked Mr. Sullivan for his views on the role of the CIPC with this planning process. Mr. Sullivan explained that right now the County is working on Phase I. The long-term integration is up to the Commission in Phase II. There is no role for the CIPC in Phase I and it is too early at this time to define the role of the CIPC in Phase II. Detailed strategic planning sessions should take place at the time of Phase II kick-off to determine the role of CIPC and other key entities. Chairman Smith stated that he would be interested in hearing and learning more about the neighborhood planning growth. He gave the example of whether or not a 50 million dollar interchange project is more important than 50 million dollar repairs on bridges that serve new growth areas. Commissioner Skinner stated that this is a good example of why planning is so important – planning of roads and other safety issues. Mr. Sullivan stated that economic development and consumer protection are the two areas that have to be addressed and determining which is more “important” is difficult. How do you create an opportunity for economic development while also protecting the “consumer” from the impacts of this development?

Chairman Smith noted that the Bozeman Chamber is working on the 4-Corners issues and how they might assist this area – nurture and grow it as it grows. This area is more and more part of Bozeman sprawl and the businesses in this area have indicated that they want to be part of the Bozeman “neighborhood.” The Bozeman Area Transportation Plan has Jackrabbit Lane and Valley Center as its top priorities. Four-Corners is a high priority for the Bozeman Chamber to facilitate, assist, provide resources for, etc.

Grading/Ranking of FY 2009 Applications: Discussion took place regarding whether or not to rank applications that identify an alternate source of funding. Commissioner Skinner suggested that these applications need to be reflected, but somehow noted as not using County funds. He also suggested a legend/key with color coding for differentiating projects. Mr. Beland asked that staff work with Earl to resolve these issues on the document before the next meeting.

Applications were ranked. *See attached spreadsheet of the results of this discussion.

Agenda for Next Meeting: The next meeting was rescheduled to March 19th.

Meeting adjourned at 9:33AM.

Respectfully Submitted,

Glenda Howze, Staff

David Smith, Chair